

EAST VILLAGE
WORLD AVENUE PROPERTY

405 SHALL AVENUE

Little Rock, Arkansas

FLAKE & KELLEY
C O M M E R C I A L



RARE PROPERTY IDEALLY POSITIONED IN THE HEART OF THE DYNAMIC AND REDEVELOPING EAST VILLAGE DISTRICT.

1.04 TOTAL ACRES

RENTAL RATE:

Negotiable

TRAFFIC COUNT:

Interstate 30

100,000 VPD

Shall Street

7,000 VPD

TENANT IMPROVEMENT
ALLOWANCE:

Negotiable

LAUREN FREDERICK

lfrederick@hosto.com

501.374.2303



HANK KELLEY

hkelley@flakeandkelley.com

501.375.3200



KEVIN MCCOLLUM

kmccollum@flakeandkelley.com

501.375.3200

All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material is prohibited without consent of Haybar Real Estate or Flake & Kelley.

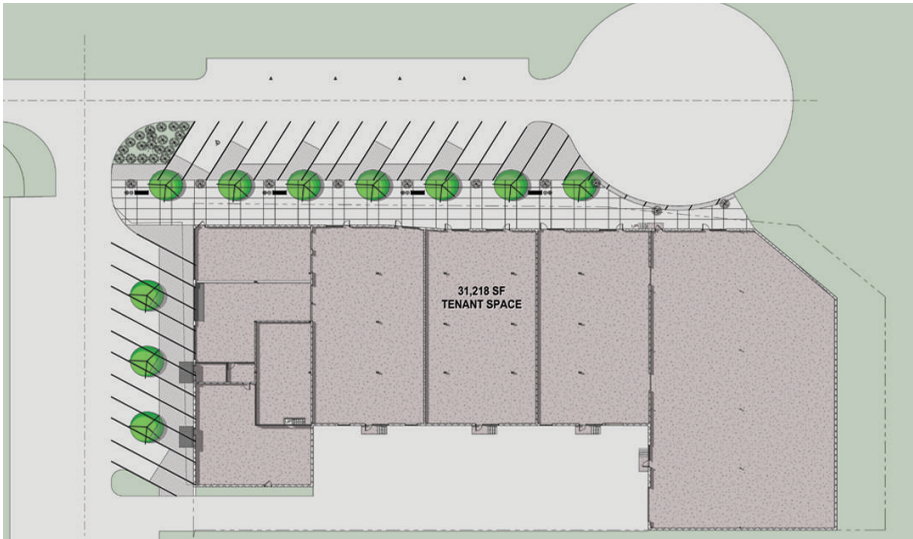
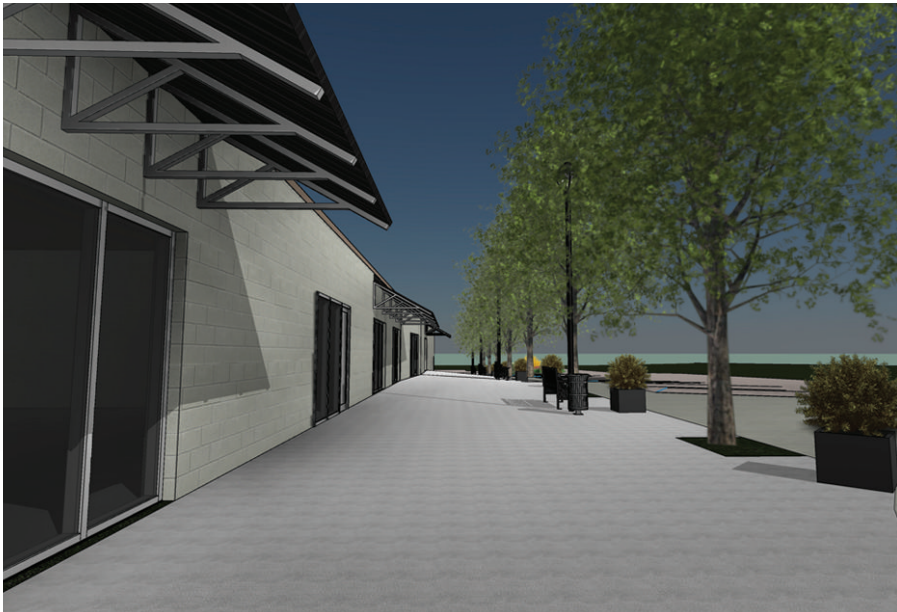
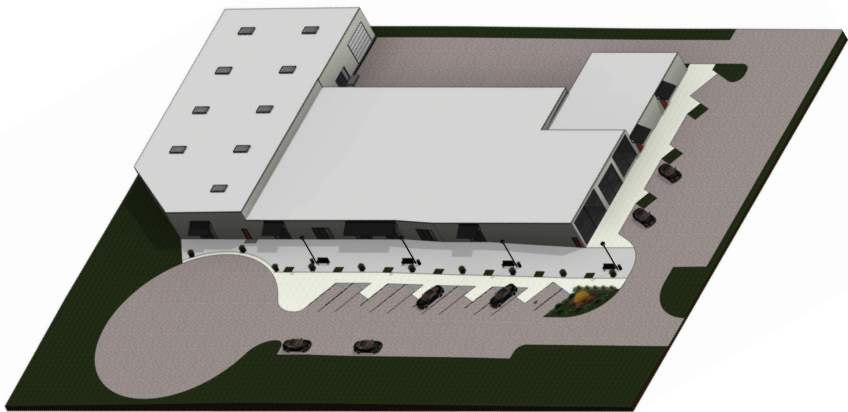
AGENCY/OWNERSHIP DISCLOSURE

Haybar Real Estate and Flake & Kelley are the agents for and have ownership interest in the property described herein.

EAST VILLAGE
WORLD AVENUE PROPERTY
405 SHALL AVENUE
Little Rock, Arkansas



405 SHALL 31,589+/- SF
1.04 ACRES



conceptual renderings by



All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material is prohibited without consent of Haybar Real Estate or Flake & Kelley.

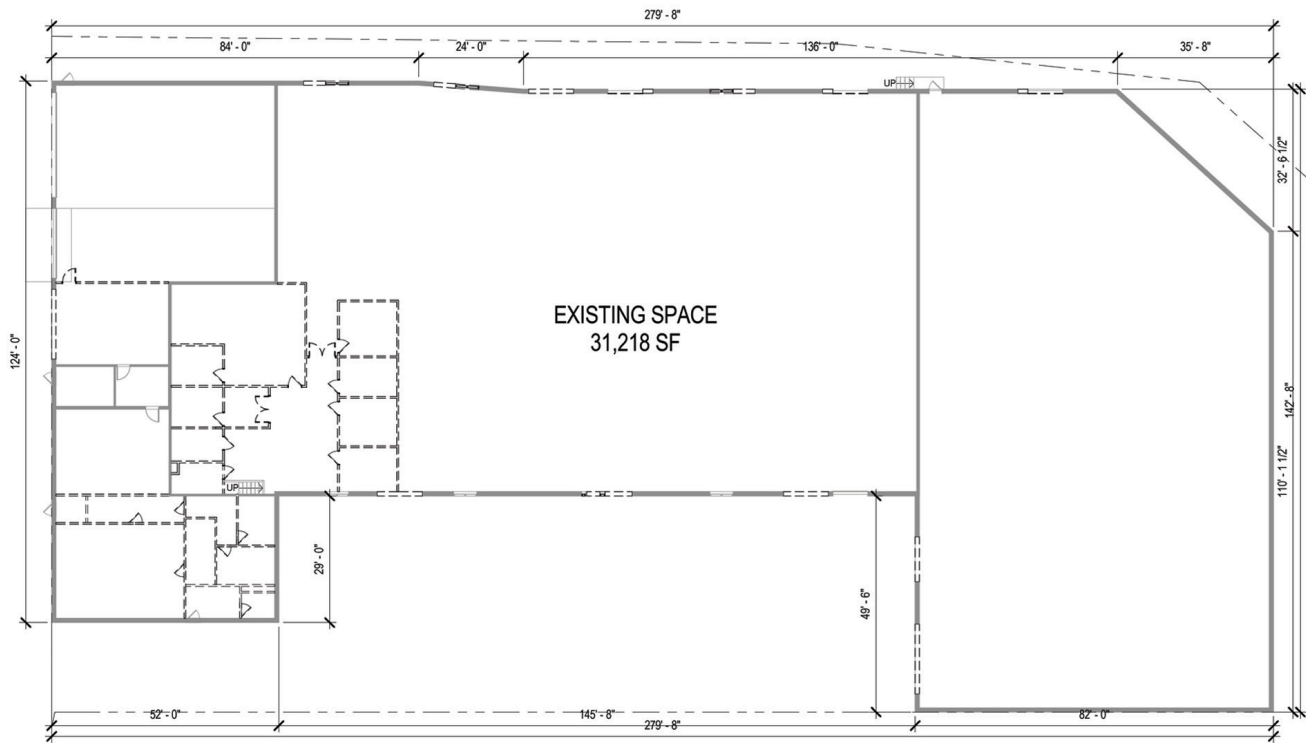
AGENCY/OWNERSHIP DISCLOSURE

Haybar Real Estate and Flake & Kelley are the agents for and have ownership interest in the property described herein.

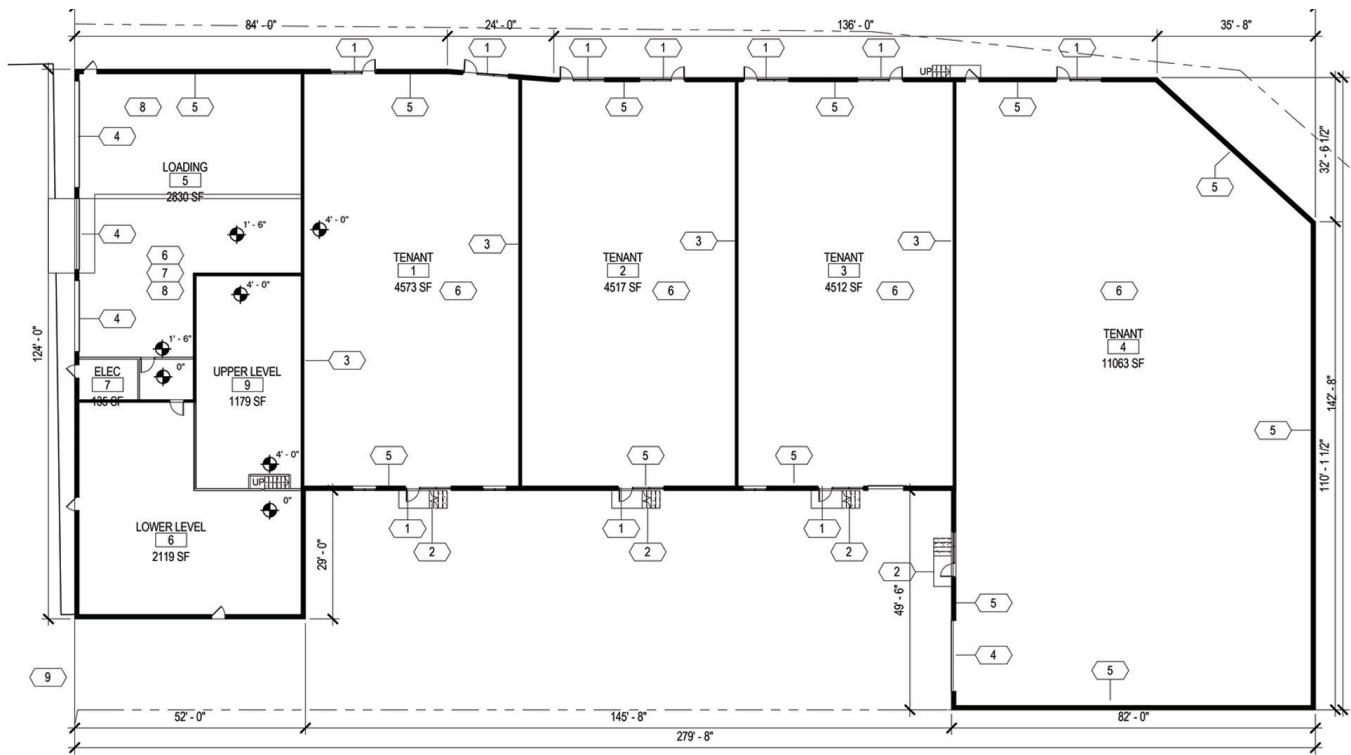
EAST VILLAGE
WORLD AVENUE PROPERTY
405 SHALL AVENUE
Little Rock, Arkansas



EXISTING FLOOR PLAN



POTENTIAL FLOOR PLAN



All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material is prohibited without consent of Haybar Real Estate or Flake & Kelley.

AGENCY/OWNERSHIP DISCLOSURE
Haybar Real Estate and Flake & Kelley are the agents for and have ownership interest in the property described herein.

EAST VILLAGE WORLD AVENUE PROPERTY

405 SHALL AVENUE

Little Rock, Arkansas

FLAKE & KELLEY
COMMERCIAL



LITTLE ROCK'S EAST VILLAGE



- ✓ One of Little Rock's most sought-after districts.
- ✓ Future location of **E-STEM Public Charter Schools** and **Cromwell Architects Engineers**.
- ✓ Located across from **Heifer International's World Headquarters** and walking distance to the **Clinton Presidential Library**.

All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material is prohibited without consent of Haybar Real Estate or Flake & Kelley.

AGENCY/OWNERSHIP DISCLOSURE

Haybar Real Estate and Flake & Kelley are the agents for and have ownership interest in the property described herein.

EAST VILLAGE
WORLD AVENUE PROPERTY

405 SHALL AVENUE
Little Rock, Arkansas



ESTEM RENDERING



SHALL STREET RENDERING



All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material is prohibited without consent of Haybar Real Estate or Flake & Kelley.

AGENCY/OWNERSHIP DISCLOSURE

Haybar Real Estate and Flake & Kelley are the agents for and have ownership interest in the property described herein.